052.0	0001	0018.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,054,300 / 1,054,300
					USE VALUE:	1,054,300 / 1,054,300
					ASSESSED:	1,054,300 / 1,054,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGHROCK CHURCH INC
Owner 2:	
Owner 3:	
Street 1:	735 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FROST STEPHEN B & ANNE M & -
Owner 2:	FROST THOMAS C & CHERYL M -
Street 1:	PO BOX 306
Twn/City:	JACKSON
St/Prov:	NH Cntry:
Postal:	03846

NARRATIVE DESCRIPTION

This parcel contains 8,316 Sq. Ft. of land mainly classified as Other with a Repair Gar. Building built about 1926, having primarily Brick Exterior and 10860 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	8316.000	535,800		518,500	1,054,300
Total Card	0.191	535,800		518,500	1,054,300
Total Parcel	0.191	535,800		518,500	1,054,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 97.08 | /Parcel: 97.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35839
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 052.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	535,800	0	8,316.	510,000	1,045,800	1,045,800	Year End Roll	12/18/2019
2019	332	FV	510,400	0	8,316.	476,000	986,400	986,400	Year End Roll	1/3/2019
2018	332	FV	510,400	0	8,316.	425,000	935,400	935,400	Year End Roll	12/20/2017
2017	332	FV	510,400	0	8,316.	374,000	884,400	884,400	Year End Roll	1/3/2017
2016	332	FV	452,700	0	8,316.	280,500	733,200	733,200	Year End	1/4/2016
2015	332	FV	271,500	0	8,316.	255,000	526,500	526,500	Year End Roll	12/11/2014
2014	332	FV	271,500	0	8,316.	255,000	526,500	526,500	Year End Roll	12/16/2013
2013	332	FV	271,500	0	8,316.	255,000	526,500	526,500		12/13/2012

!4310!

PRINT

Date	Time
12/10/20	19:20:42

LAST REV

Date	Time
06/08/20	13:16:21

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FROST STEPHEN B	63168-556		1/13/2014	Mult Lots	1,550,000	No	No		
FROST STEPHEN B	63168-551		1/13/2014	Convenience	1	No	No		
	15380-179		12/1/1983			No	No		N

USER DEFINED

Prior Id # 1:	35839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	PH	Patrick H
5/14/2015	SQ Returned	MM	Mary M
4/2/2009	Meas/Inspect	201	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
5/5/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		8316		Sq. Ft.	Site		0	30.5	2.04	CA			Other	-10					518,509						518,500	

Total AC/HA:	0.19091	Total SF/SM:	8316	Parcel LUC:	962	Other	Prime NB Desc:	COMM AVG	Total:	518,509	Spl Credit		Total:	518,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	2000
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.2	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.97730494
Const Adj.:	1.01840639
Adj $ / SQ:	64.694
Other Features:	17388
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610212
Depreciation:	74446
Depreciated Total:	535766

COMMENTS

B & R AUTO SERV., ATT. TO 12 MILL ST; PART OF 12 FOR LEASE ALSO SOIL CONTAMINATION. AUTOPART INTERNATIONAL (LLV).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0		BRs:	0		Baths:				HB	3	

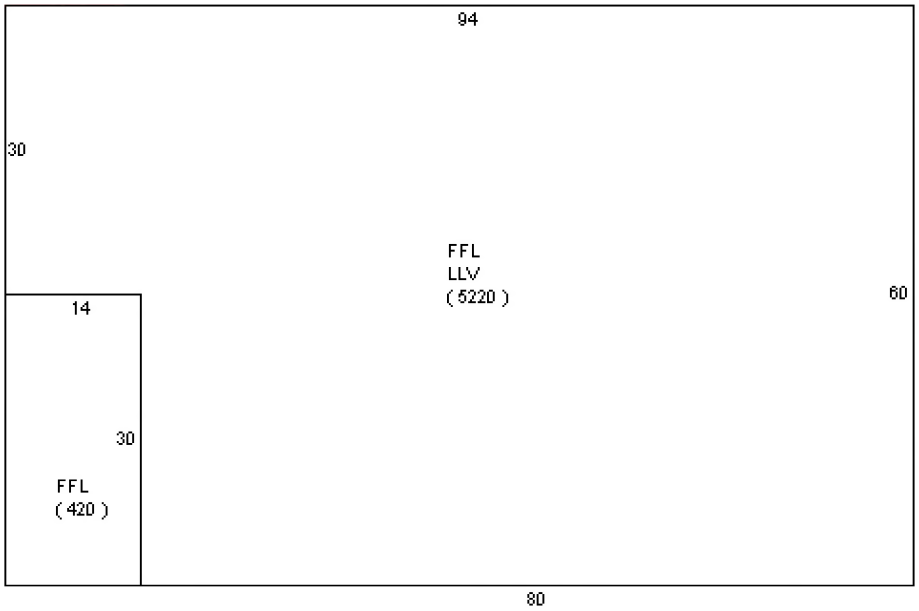
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,640	64.690	364,875
LLV	Lower Level	5,220	43.670	227,950
	Net Sketched Area:	10,860	Total:	592,825
Size Ad	5640	Gross Are	10860	FinArea 10860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FFB	100	A	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	64.69
Special Features:	0	Val/Su Net:	49.34
Final Total:	535800	Val/Su SzAd	95.00

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 052.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: